NigeriaBuildingCost.ng · Free sample takeoff — edit the blue cells, quantities and totals recalculate

Preliminaries & General Items Takeoff — Block of Flats

Fixed site costs and time-related running costs for a 12-month contract

Project	Block of 6 × 3-bedroom flats, G+2 (example)
Location	Rumuola, Port Harcourt
Client	Greenfield Homes Ltd (example)
Floor area	972 m² (24.0 × 13.5 m × 3 floors)
Prepared by	Example QS (sample)
Rates as at	Oct 2026 · Rumuola, Port Harcourt

BASIS OF MEASUREMENT

• 12-month contract for a G+2 block of six 3-bedroom flats (972 m²), contract sum about ₦380M.

• Time-related items (staff, security, diesel, scaffold hire) are measured in months, days or weeks — a programme overrun increases them directly.

• Scaffold to all four elevations (girth 75 m × 10.5 m) for 12 weeks during upper walling, roofing and external finishes.

• Preliminaries normally come to 6–12% of the building cost on a project of this size.

SUMMARY BY ELEMENT

#	Element	Amount (₦)	% of total
1	A Site establishment	₦3,366,200	8.5%
2	B Running costs (time-related)	₦32,844,750	82.7%
3	C Insurance, bonds & approvals	₦1,134,000	2.9%
4	D Safety, testing & completion	₦2,352,100	5.9%
	Measured work	**₦39,697,050**	

Measured work	₦39,697,050
VAT (%)	7.5%
VAT	₦2,977,279
TOTAL	**₦42,674,329**

Rates are Rumuola, Port Harcourt market rates from NigeriaBuildingCost.ng (supply and fix unless stated). The project, client and dimensions are an example — replace them with your own drawings.

Free sample takeoff from NigeriaBuildingCost.ng. Rates are indicative (Oct 2026) — check current prices in your location before relying on any figure.
Faster option: use the free Preliminaries Calculator at https://nigeriabuildingcost.ng/preliminaries-calculator

Preliminaries & General Items Takeoff — Block of Flats

Quantities are pulled from the Dimensions sheet — change a dimension there, or a rate here, and the totals update

A SITE ESTABLISHMENT

Ref	Description	Qty	Unit	Rate (₦)	Amount (₦)
A1	Survey, setting out and site clearance	1.00	item	₦399,600	₦399,600
A2	Hoarding 2.4 m high, corrugated sheets on timber posts	120.00	m	₦12,950	₦1,554,000
A3	Site office and store (container cabins), delivered and set up	2.00	nr	₦220,300	₦440,600
A4	Site signboard and safety signage	1.00	item	₦162,000	₦162,000
A5	Temporary toilets and welfare	1.00	item	₦270,000	₦270,000
A6	Temporary water (borehole / tanker connection)	1.00	item	₦162,000	₦162,000
A7	Temporary power: generator delivery, earthing and distribution	1.00	item	₦378,000	₦378,000
				Carried to summary	**₦3,366,200**

B RUNNING COSTS (TIME-RELATED)

Ref	Description	Qty	Unit	Rate (₦)	Amount (₦)
B1	Site engineer / project manager	12.00	month	₦432,400	₦5,188,800
B2	Site foreman / supervisor	12.00	month	₦196,600	₦2,359,200
B3	Storekeeper	12.00	month	₦84,200	₦1,010,400
B4	Security guards, day and night	730.00	guard-day	₦7,550	₦5,511,500
B5	Generator diesel for site power	3,744.00	litre	₦1,300	₦4,867,200
B6	Water for the works (tanker loads)	104.00	load	₦16,200	₦1,684,800
B7	Scaffolding hire, external elevations	9,450.00	m²·week	₦1,050	₦9,922,500
B8	Scaffold erection and dismantling	787.50	m²	₦700	₦551,250
B9	Small tools and equipment (wheelbarrows, shovels, head pans)	1.00	item	₦582,700	₦582,700
B10	Concrete mixer and poker vibrator hire	24.00	week	₦48,600	₦1,166,400
				Carried to summary	**₦32,844,750**

C INSURANCE, BONDS & APPROVALS

Ref	Description	Qty	Unit	Rate (₦)	Amount (₦)
C1	Contractor's all-risk insurance	1.00	item	₦324,000	₦324,000
C2	Performance bond and advance-payment guarantee	1.00	item	₦432,000	₦432,000
C3	Approvals, permits and stage inspections	1.00	item	₦162,000	₦162,000
C4	Community liaison	1.00	item	₦216,000	₦216,000

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				Carried to summary	**₦1,134,000**

D SAFETY, TESTING & COMPLETION

Ref	Description	Qty	Unit	Rate (₦)	Amount (₦)
D1	PPE and safety induction for workers	40.00	worker	₦19,450	₦778,000
D2	First-aid kit and fire extinguishers	1.00	item	₦32,400	₦32,400
D3	Concrete cube tests (sets of 3)	24.00	set	₦16,200	₦388,800
D4	Block crushing tests	8.00	set	₦12,950	₦103,600
D5	Soil test (2 boreholes) and report	1.00	item	₦486,000	₦486,000
D6	Clear site, remove waste and final clean	1.00	item	₦401,300	₦401,300
D7	As-built drawings and handover manuals	1.00	item	₦162,000	₦162,000
				Carried to summary	**₦2,352,100**

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Dimensions — Preliminaries & General Items Takeoff — Block of Flats

Quantity = timesing × length × width × height/depth (blank = 1). Negative timesing = deduction (openings, voids).

A SITE ESTABLISHMENT

Ref	Location / dimension	Times	L (m)	W (m)	H/D (m)	Quantity	Unit
A1 Survey, setting out and site clearance (item)							
A1	Whole site	1.000				1.00	item
	Total carried to Priced Takeoff					1.00	item
A2 Hoarding 2.4 m high, corrugated sheets on timber posts (m)							
A2	Site boundary	1.000	120.000			120.00	m
	Total carried to Priced Takeoff					120.00	m
A3 Site office and store (container cabins), delivered and set up (nr)							
A3	Office	1.000				1.00	nr
A3	Store	1.000				1.00	nr
	Total carried to Priced Takeoff					2.00	nr
A4 Site signboard and safety signage (item)							
A4	Main gate	1.000				1.00	item
	Total carried to Priced Takeoff					1.00	item
A5 Temporary toilets and welfare (item)							
A5	Workers	1.000				1.00	item
	Total carried to Priced Takeoff					1.00	item
A6 Temporary water (borehole / tanker connection) (item)							
A6	Site	1.000				1.00	item
	Total carried to Priced Takeoff					1.00	item
A7 Temporary power: generator delivery, earthing and distribution (item)							
A7	Site	1.000				1.00	item
	Total carried to Priced Takeoff					1.00	item

B RUNNING COSTS (TIME-RELATED)

Ref	Location / dimension	Times	L (m)	W (m)	H/D (m)	Quantity	Unit
B1 Site engineer / project manager (month)							
B1	Contract period	1.000	12.000			12.00	month
	Total carried to Priced Takeoff					12.00	month
B2 Site foreman / supervisor (month)							
B2	Contract period	1.000	12.000			12.00	month
	Total carried to Priced Takeoff					12.00	month
B3 Storekeeper (month)							
B3	Contract period	1.000	12.000			12.00	month
	Total carried to Priced Takeoff					12.00	month
B4 Security guards, day and night (guard-day)							

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B4	2 guards × 365 days	2.000	365.000			730.00	guard-day
	Total carried to Priced Takeoff					730.00	guard-day
B5 Generator diesel for site power (litre)							
B5	12 litres per working day	1.000	312.000	12.000		3,744.00	litre
	Total carried to Priced Takeoff					3,744.00	litre
B6 Water for the works (tanker loads) (load)							
B6	2 loads per week × 52	1.000	104.000			104.00	load
	Total carried to Priced Takeoff					104.00	load
B7 Scaffolding hire, external elevations (m²·week)							
B7	Elevation girth 75 m × 10.5 m, 12 weeks	1.000	787.500	12.000		9,450.00	m²·week
	Total carried to Priced Takeoff					9,450.00	m²·week
B8 Scaffold erection and dismantling (m²)							
B8	Elevation girth × height	1.000	75.000		10.500	787.50	m²
	Total carried to Priced Takeoff					787.50	m²
B9 Small tools and equipment (wheelbarrows, shovels, head pans) (item)							
B9	Initial stock	1.000				1.00	item
	Total carried to Priced Takeoff					1.00	item
B10 Concrete mixer and poker vibrator hire (week)							
B10	Concrete stages	1.000	24.000			24.00	week
	Total carried to Priced Takeoff					24.00	week

C INSURANCE, BONDS & APPROVALS

Ref	Location / dimension	Times	L (m)	W (m)	H/D (m)	Quantity	Unit
C1 Contractor's all-risk insurance (item)							
C1	Contract	1.000				1.00	item
	Total carried to Priced Takeoff					1.00	item
C2 Performance bond and advance-payment guarantee (item)							
C2	Contract	1.000				1.00	item
	Total carried to Priced Takeoff					1.00	item
C3 Approvals, permits and stage inspections (item)							
C3	Development control	1.000				1.00	item
	Total carried to Priced Takeoff					1.00	item
C4 Community liaison (item)							
C4	Contract	1.000				1.00	item
	Total carried to Priced Takeoff					1.00	item

D SAFETY, TESTING & COMPLETION

Ref	Location / dimension	Times	L (m)	W (m)	H/D (m)	Quantity	Unit
D1 PPE and safety induction for workers (worker)							
D1	Peak workforce	1.000	40.000			40.00	worker
	Total carried to Priced Takeoff					40.00	worker
D2 First-aid kit and fire extinguishers (item)							
D2	Site	1.000				1.00	item

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	Total carried to Priced Takeoff					1.00	item
D3 Concrete cube tests (sets of 3) (set)							
D3	One set per pour, 3 floors	1.000	24.000			24.00	set
	Total carried to Priced Takeoff					24.00	set
D4 Block crushing tests (set)							
D4	One per 5,000 blocks	1.000	8.000			8.00	set
	Total carried to Priced Takeoff					8.00	set
D5 Soil test (2 boreholes) and report (item)							
D5	Before design	1.000				1.00	item
	Total carried to Priced Takeoff					1.00	item
D6 Clear site, remove waste and final clean (item)							
D6	Whole building	1.000				1.00	item
	Total carried to Priced Takeoff					1.00	item
D7 As-built drawings and handover manuals (item)							
D7	Handover	1.000				1.00	item
	Total carried to Priced Takeoff					1.00	item

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